

PLANNING AND DEVELOPMENT COMMITTEE

FRONTLINES 2015 PROGRAM WEST VALLEY TRAX LINE REQUEST FOR APPROVAL OF CONDEMNATION

PARCELS: WV-139 and 139E

OWNER: Russel K. Jones Trust

Highest and best use: Improved industrial land light industrial development on demand driven basis

Zoning: Manufacturing

Parcels WV-139 and 139E	
Property Facts Total parcel size: 151,589 sq. ft. Valuation date: August 26, 2008 Appraiser: Jeff Allen Location: Corner of Research Way (2770 South) and Redwood Road Tenants: ATA Services (financial institution ATM management firm), CMT Engineering (a Quality Assurance engineering firm), and Apello (telephone and answering services)	
Partial Acquisition <ul style="list-style-type: none">8,085 sq. ft.\$9.25 per sq. ft.Need partial acquisition for roadway widening (addition of right- and left-hand turn lanes) and curb and gutter.	\$74,786
Perpetual Easement <ul style="list-style-type: none">1,186 sq. ft.\$9.25 per sq. ft. at 25% (because easement, not full take)Need perpetual easement for underground utilities (Rock Mountain Power, Questar, Qwest, Kern River Pipeline).	\$ 2,743
Improvements Acquired	\$34,247
Cost to Cure <ul style="list-style-type: none">(The cost of curing the negative effects of a partial taking.)	\$18,224
Total Value (rounded number)	\$130,000